

## PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, DECEMBER 15, 2010**, at **6:00 p.m.** to consider the following:

### ZMAP 2009-0007

### ADDITION OF LAND TO THE WATERFORD HISTORIC AND CULTURAL CONSERVATION DISTRICT

*(Zoning Map Amendment Petition)*

The Waterford Foundation, Inc. of Waterford, Virginia, has submitted an application to add 19 parcels of land and a portion of one other parcel, comprising a total of approximately 458 acres, to the existing Waterford Historic and Cultural Conservation District (Historic District), thereby expanding the boundaries of the Historic District to the north, south, east, and west, pursuant to Sections 6-1801 and 6-1807 of the Revised 1993 Zoning Ordinance. Historic District designation operates as an overlay zoning district in addition to the existing zoning regulations. Among the effects of inclusion in the Historic District is the requirement of architectural review and approval by the County prior to the construction of any new structure, addition to or restoration of any existing structure, erection of any sign, or the demolition of an existing structure located within the boundaries of the Historic District. The properties proposed to be added to the Historic District are generally located adjacent to the Village of Waterford, along both sides of Old Wheatland Road (Route 698) on the west side of the Village of Waterford, along the west side of Clarkes Gap Road and Second Street (both Route 662) on the south side of the Village of Waterford, along the north and west side of Loyalty Road (Route 665) on the north side of the Village of Waterford, and along the south side of Brown's Lane (Route 666) and along the north side of Old Waterford Road (Route 698) on the east side of the Village of Waterford, in the Catoctin Election District. The properties proposed to be added to the Historic District are zoned and more particularly described as indicated in the table below:

TAX MAP NUMBER	PIN#	ADDRESS	ACREAGE	ZONING
/28//29/////1/	341-10-3295	N/A	144.0	AR-1
/28////////30B	303-27-2253	N/A	18.79	CR-1, CR-2
/28///7/////1/	303-19-2173	40405 BROWNS LN. WATERFORD, VA 20197	6.52	AR-1
/28///7/////3/	303-29-9607	40509 BROWNS LN. WATERFORD, VA 20197	6.37	AR-1
/28///7/////8/	303-10-4843	40515 BROWNS LN. WATERFORD, VA 20197	17.21	AR-1
/28///7/////11/	304-40-5768	15730 OLD WATERFORD RD. PAEONIAN SPRINGS, VA 20129	12.04	AR-1
/28//25/////1/	303-38-4618	15443 LOYALTY RD. WATERFORD, VA 20197	26.18	AR-1
/28//25/////2/	303-38-3893	15385 LOYALTY RD. WATERFORD, VA 20197	10.04	AR-1
/28////////44WL/	341-30-0765	39892 OLD WHEATLAND RD. WATERFORD, VA 20197	24.87	AR-1
/28///9/////2/	303-27-8527	N/A	0.92	CR-1
/28////////10A	304-45-5972	N/A	20.02	AR-1
/28//25/////A/	303-28-5546	N/A	2.27	AR-1
/28///7/////2/	303-19-6192	N/A	6.86	AR-1

/28///7/////7/	303-19-6916	15642 OLD WATERFORD RD. WATERFORD, VA 20197	10.11	AR-1
/28///7/////10/	304-49-8043	15718 OLD WATERFORD RD. PAEONIAN SPRINGS, VA 20129	8.76	AR-1
/28/////////23/ (portion)	304-28-3694 (portion)	N/A	223.05	AR-1
/28/////////10/	304-45-2424	N/A	25.55	AR-1
/28///7///6A3/	303-19-3008	15626 OLD WATERFORD RD. WATERFORD, VA 20197	3.00	AR-1
/28///9/////3/	303-27-7303	40266 WATER ST. WATERFORD, VA 20197	3.19	CR-1
/28///9/////1/	303-27-9913	N/A	0.92	CR-1

The properties proposed to be added to the Historic District are also located partially within the FOD (Floodplain Overlay District), the VCOD (Village Conservation Overlay District-Village of Waterford), and the New Catoctin South Agricultural and Forestal District.

The proposed amendment of the Zoning Map to expand the boundaries of the Historic District would not change the general usages and density ranges permitted by the underlying zoning districts for the above listed properties. The area is governed by the policies of the Revised General Plan (Rural Policy Area), the Heritage Preservation Plan, and the Waterford Area Management Plan which designate this area for agricultural and residential uses with a recommended density of 1 dwelling unit per 20 acres, and include this area as part of the Waterford National Historic Landmark, identify this area as historically significant, and further recommend the expansion of the boundaries of the Waterford Historic and Cultural Conservation District to correspond with the boundaries of the National Historic Landmark. The public purposes for this amendment are to achieve the purposes of zoning set forth in Section 15.2200, 15.2-2283, and 15.2-2306 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

**ZOAM 2010-0003**  
**PROPOSED ZONING ORDINANCE AMENDMENT**  
**TO ADOPT RURAL HISTORIC DISTRICT GUIDELINES AS AN ADDENDUM**  
**TO THE EXISTING WATERFORD HISTORIC DISTRICT GUIDELINES**  
*(Zoning Ordinance Amendment)*

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Board of Supervisors on July 20, 2010, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), in order to update the Loudoun County Historic District Guidelines which are an adopted and incorporated element of the Zoning Ordinance and govern all construction or proposed demolition of structures in the County designated Historic and Cultural Conservation Districts of Aldie, Bluemont, Goose Creek, Oatlands, Taylorstown, and Waterford. The proposed amendment would establish Rural Area Guidelines as an addendum to the existing Historic District Guidelines for the Waterford Historic and Cultural Conservation District that would serve as guidelines to promote the protection, maintenance, and preservation of the historic character of the agricultural land immediately surrounding the Village of Waterford, and is proposed in conjunction with ZMAP-2009-0007, which would expand the boundaries of the Waterford Historic and Cultural Conservation District to encompass portions of this adjacent agricultural land. The proposed amendment includes, without limitation, amendments to Article Four, Division B, as it pertains to the Waterford Historic and Cultural Conservation District, and such other Sections of the Zoning Ordinance as necessary to implement and maintain consistency with the

foregoing amendments. The proposed Rural Area Guidelines for the Waterford Historic and Cultural Conservation District include, without limitation, provisions that would:

- Establish new guidelines for Site Elements, to include, without limitation, guidelines in regard to Landforms and Features, Siting, Street Patterns, Accessory Structures and Breezeways, Walls, Fences, Tree Lines, and Hedgerows, and Driveways and Parking Areas.
- Establish new guidelines for New Construction, to include, without limitation, guidelines in regard to Compatibility and Massing.
- Establish new guidelines for Rural Economy Uses.
- Establish a Glossary with new definitions for uses and terminology used in the proposed amendments, including, without limitation, definitions for “Balustrade”, “Character Defining”, “Masonry”, “Millwork”, “Reconstruction”, “Repair-in-kind”, and “Replace-in-kind”.

The public purposes for this amendment are to achieve the purposes of zoning as set forth in Sections 15.2-2200, 15.2-2283, and 15.2-2306 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

## **ZMAP 2008-0001 & SPEX 2008-0001** **SCHMITZ INDUSTRIAL PARK**

*(Zoning Map Amendment Petition and Special Exception)*

Albert G. Schmitz, Jr. of Great Falls, Virginia has submitted an application to rezone approximately 7.9 acres from the R-1 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance and PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The applicant has also submitted an application for a Special Exception to permit office, administrative, business, or professional, which do not meet the criteria contained in Section 4-503(G); motor vehicle rental, with outdoor vehicle storage only; storage, outdoor accessory in excess of 10% of gross floor area of principal use; or parking lot/valet service, long-term, in the proposed PD-IP zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Sections 4-504(A), 4-504(X), 4-504(FF), and 4-504(GG), respectively. The subject property is approximately 7.9 acres in size and is located north of South Sterling Boulevard (Route 846), on the south side of Cedar Green Road (Route 775), on the east side of Shaw Road (Route 636), and west of Davis Drive (Route 868) and the W&OD Trail, in the Potomac Election District. The property is more particularly described as follows:

<b>TAX MAP NUMBER</b>	<b>PIN #</b>	<b>ACRES</b>	<b>ADDRESS</b>
/80/A/1///20/	044-10-7257	1.0	N/A
/80/A/1///40/	032-15-3041	4.6	N/A
/80/A/1///41A/	032-15-0581	1.0	N/A
/80/A/1///42/	044-10-9177	1.3	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designate this area for Business development with a recommended Floor Area Ratio (FAR) up to 1.0.

**ZCPA 2009-0008 & ZCPA 2009-0009**  
**ARCOLA CENTER – THE SHOPS, ARCOLA CENTER**  
*(Zoning Concept Plan Amendment)*

Shops at Arcola Center LLC and Arcola Limited Partnership, both of Gaithersburg, Maryland, have submitted applications to amend the concept plan and proffers approved with ZMAP 2005-0035, Arcola Center-The Shops, and ZMAP 2006-0015, Arcola Center, in order to modify the phasing of residential and commercial development, the timing of certain transportation improvements and monetary contributions, and the yard details for certain townhouse lots shown on the approved concept development plan; to permit a new ground floor parking level below the approved 3 residential levels and greater flexibility in the number and size of community recreational facilities; and amend the design guidelines, with no resulting change in density in the PD-CC-RC (Planned Development-Commercial Center-Regional Center), PD-TC (Planned Development-Town Center), PD-IP (Planned Development-Industrial Park), R-8 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), and R-24 (Multifamily Residential) zoning districts. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, and between the Ldn 60-65, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 377 acres in size and is located on the north side of John Mosby Highway (Route 50), west of Loudoun County Parkway (Route 606), and on the south side of Evergreen Mills Road (Route 621), in the Dulles Election District. The property is more particularly described as follows:

<b>TAX MAP NUMBER</b>	<b>PIN #</b>	<b>ADDRESS</b>
101////////42/	163-36-7830	25077 EVERGREEN MILLS RD. STERLING, VA 20166
101////////43A	163-27-3386	42830 LEWIS RIDGE PLAZA STERLING, VA 20166
101////////92/	163-49-1534	42815 LEWIS RIDGE PLAZA STERLING, VA 20166
101////////97/	162-17-2899	24325, 24335, 24375, 24385 WYCKOFF DR. STERLING, VA 20166
101/C/2////1/	163-26-4764	N/A
101/C/2////2/	163-26-3341	42532 JOHN MOSBY HWY. CHANTILLY, VA 20152
101/C/2////3/	163-26-5032	N/A
101/C/2////4/	163-26-7931	N/A
101/C/2////5/	163-26-9824	N/A
101/E/1////5/	162-19-6219	42750 LEWIS RIDGE PLAZA STERLING, VA 20166
101/E/1////6/	162-19-4928	25227 EVERGREEN MILLS RD. STERLING, VA 20166
101////////96/ (portion)	162-38-9607 (portion)	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area as modified Business and Industrial with Village Perimeter Transition Area and Destination Retail overlays, and which recommend a mix of commercial uses, at a FAR up to 0.4, and residential uses, at a density up to 16 dwelling units per acre.

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development,*

County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc).

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

Robert Klancher, Chairman